



## Town of Candia

LAND USE OFFICE  
Candia, New Hampshire 03034  
(603) 483-8588

### ZONING BOARD OF ADJUSTMENT OFFICIAL NOTICE OF ACTION

The Zoning Board of Adjustment at its **June 25, 2024, meeting** made the following decision regarding a request on the **ZBA case #24-005**.

**APPLICANTS:** Gary Beaulieu & Matt Beaulieu, 9 Pasture Lane, Bedford, NH 03160

**PROPERTY OWNER(S):** Gary Beaulieu & Matt Beaulieu, 9 Pasture Lane, Bedford, NH 03160

**PROJECT LOCATION:** 48 Old Deerfield Road, Candia, NH 03034

**TAX MAP:** Map 406 LOT NUMBER 163

**SUBJECT:** Seeking a special exception, as provided in Article XV, Section 15.04E  
**Intent:** *to build an attached, 750 square foot ADU over the garage.*

**MOTION:** The Board grants the Special Exception permitting the accessory dwelling unit at 48 Old Deerfield Road, Map 406 Lot 163.

**DECISION:** Special Exception under Article XV Section 15.04E was **APPROVED** with the following **condition(s)**:

**CONDITION(S):**

That this Notice of Decision with the following conditions be recorded with the deed at Rockingham Registry of Deeds:

Standards and any additional requirements imposed by the Board of Adjustment under Section 15.03, Special Exception Conditions and subject to the following restrictions:

1. There shall be no more than one accessory dwelling unit for any single-family dwelling.
2. There shall be no more than two bedrooms in the accessory dwelling unit.
3. Adequate sewer and water service shall be provided in accordance with the State of New Hampshire Septic System Regulations. (2022)

4. There shall be a maximum of 750 square feet for the accessory dwelling unit.
5. On-site parking for one additional vehicle shall be provided.
6. All existing set back requirements shall be met.
7. The accessory unit shall be within or attached to the main dwelling unit.
8. Architectural enhancements will be employed for the purpose of maintaining aesthetic continuity with the principal dwelling unit resulting in both units appearing as a single-family dwelling unit.
9. Either the primary or the accessory dwelling unit shall be occupied by the owner of the property.
10. The current State Building and Fire Codes for two family dwellings shall apply.

**NOTE:** Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty (30) days of the date of this hearing. The motion for rehearing shall be in writing and must set forth all the grounds on which you will base your appeal, as per RSA 677.

  
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Judith Szot, Chairperson  
Candia Zoning Board of Adjustment

  
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Date